130.0	0001	0016.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 772,200 / 772,200
					USE VALUE: 772,200 / 772,200
					ASSESSED: 772,200 / 772,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	R	OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIGO JULIE A/TRUSTEE
Owner 2:	ZIGO J JAMES/TRUSTEE
Owner 3:	ZIGO FAMILY REALTY TRUST
Street 1:	19 OAK KNOLL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZIGO J JAMES & JULIE A -
Owner 2:	-
Street 1:	19 OAK KNOLL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,508 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Brick Exterior and 1243 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4508.000	296,900	600	474,700	772,200
Total Card	0.103	296,900	600	474,700	772,200
Total Parcel	0.103	296,900	600	474,700	772,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.04 | /Parcel: 621.0

Legal Description

User Acct 84063

GIS Ref

GIS Ref

Insp Date 05/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,600	600	4,508.	474,700	771,900	771,900	Year End Roll	12/18/2019
2019	101	FV	249,200	600	4,508.	501,100	750,900	750,900	Year End Roll	1/3/2019
2018	101	FV	252,400	600	4,508.	369,200	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	252,400	600	4,508.	353,400	606,400	606,400	Year End Roll	1/3/2017
2016	101	FV	252,400	600	4,508.	327,000	580,000	580,000	Year End	1/4/2016
2015	101	FV	238,500	600	4,508.	274,300	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	238,500	600	4,508.	268,000	507,100	507,100	Year End Roll	12/16/2013
2013	101	FV	238,500	600	4,508.	255,300	494,400	494,400		12/13/2012

!10171!

PRINT

Date	Time
12/11/20	00:30:39

LAST REV

Date	Time
06/14/18	10:15:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIGO J JAMES &	69357-434		5/31/2017	Convenience	10	No	No		
	19851-25		5/1/1989		188,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2001	164	Redo Kit	14,500	C				
10/4/2000	783	Wood Dec	3,000	O				8X12 WDK TO REPLAC

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
11/18/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	264	PATRIOT
4/20/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
8/24/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4508		Sq. Ft.	Site		0	90.	1.17	10			Access	-5					474,731						474,700	

Total AC/HA: 0.10349 | Total SF/SM: 4508 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 474,731 | Spl Credit | Total: 474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.06018400
Adj $ / SQ:	186.062
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364794
Depreciation:	67852
Depreciated Total:	296942

COMMENTS

PDAS NC=REPLACE DECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

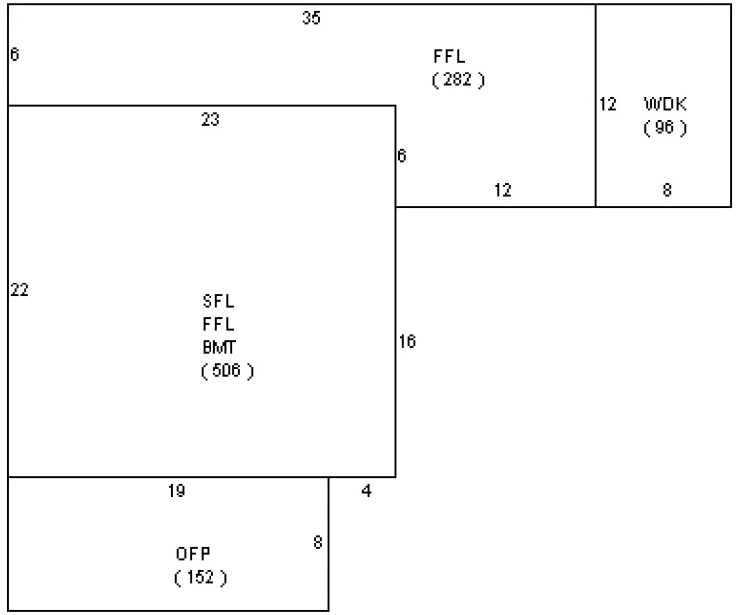
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	204.67
Special Features:	0	Val/Su Net:	148.67
Final Total:	296900	Val/Su SzAd	238.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	788	186.060	146,617
BMT	Basement	506	55.820	28,244
SFL	Second Floor	455	186.060	84,733
OFP	Open Porch	152	29.000	4,408
WDK	Deck	96	16.960	1,628

Net Sketched Area:	1,997			Total:	265,630
Size Ad	1243.3999	Gross Are	2048	FinArea	1243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	G	AV	1950	5.60	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

IMAGE

AssessPro Patriot Properties, Inc